



Helping Tenants and Landlords Avoid Eviction Proceedings During COVID-19

July 1, 2022

The Honorable Senator Patty Kuderer
Chair, Senate Housing & Local Government Committee
Olympia Office
223 John A. Cherberg Building
PO Box 40448
Olympia, WA 98504

The Honorable Senator Phil Fortunato
Ranking Minority Member, Senate Housing & Local Government Committee
Olympia Office
403 Legislative Building
PO Box 40448
Olympia, WA 98504

The Honorable Representative Strom Peterson
Chair, House Housing, Human Services & Veterans Committee
Olympia Office
324 John L. O'Brien Building
PO Box 40600
Olympia, WA 98504

The Honorable Representative Greg Gilday
Ranking Minority Member, House Housing, Human Services & Veterans Committee
Olympia Office
418 John L. O'Brien Building
PO Box 40600
Olympia, WA 98504

Re. ESB 5160 Sec. 7

Dear Senator Kuderer, Senator Fortunato, Representative Peterson, and Representative Gilday:

On April 22, 2021, the legislature adopted [ESSB 5160](#), authorizing the establishment of an Eviction Resolution Pilot Program (ERPP) in any county in Washington State to run through June 30, 2023.

As stated in section 7 of the statute; “Any Superior Court, in collaboration with the Dispute Resolution Center that is located within or serving the same county, participating in the Eviction Resolution Pilot Program must report annually to The Administrative Office of the Courts beginning January 1, 2022, until January 1, 2023, on the following:

- (a) The number of unlawful detainer actions for nonpayment of rent that were subject to program requirements;
- (b) The number of referrals made to dispute resolution centers;
- (c) The number of nonpayment of rent cases resolved by the program;
- (d) How many instances the tenant had legal representation either at the conciliation stage or formal mediation stage;
- (e) The number of certifications issued by dispute resolution centers and filed by landlords with the court; and
- (f) Any other information that relates to the efficacy of the pilot program.

A first of its kind program, the objective of the ERPP is to: bring all parties to the table with the assistance of qualified and trained eviction resolution specialists, explore the amount of rent arrears, examine current and prospective circumstances of the tenant, discover the availability of rent and other assistance to remedy or partially cure the arrearage; and finally, discover a range of terms allowing the tenant to retain housing and avoid filing an unlawful detainer action.

Now that ERPP has reached eight full months of operation, the Administrative Office of the Courts is honored to present the enclosed report on the requested performance measures. In addition to answering the aforementioned statute requirements, the report will offer an overview of the joint collaboration between ERPP stakeholders, a broad and collaborative public outreach strategy, recommendations for enhanced future data collection, and a summary of challenges and successes the program has navigated and achieved.

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The Administrative Office of the Courts is thankful for the opportunity to take part in this trial endeavor and report the current status of the eviction resolution pilot program.

Thank you and please do not hesitate to contact me with any questions. I may be reached at (Laurie.Sale@courts.wa.gov).

Sincerely,

LAURIE L. SALE, Court Program Specialist
ESB 5160 Lead
The Administrative Office of the Courts

cc:

Dawn Marie Rubio, State Court Administrator, Administrative Office of the Courts
Brittany Gregory, Associate Director of Legislative and Judicial Relations, Administrative Office of the Courts
Brandon Popovac, Coordinator/Counsel Senate Housing & Local Government Committee
Lena Langer, Counsel House Housing, Human Services & Veterans Committee